

ZONING BOARD OF ADJUSTMENT
AGENDA
TUESDAY, FEBRUARY 16, 2016
9:00 A.M. – STUDY SESSION FOR BOARD MEMBERS-SITE VISITS
403 WILLOW AVENUE
4:00 P.M. – REGULAR MEETING
CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL
209 PEARL STREET, COUNCIL BLUFFS, IA 51503

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF AGENDA

5. APPROVAL OF THE JANUARY 19, 2016 MEETING MINUTES

6. PROOF OF PUBLICATION/POSTING

7. REVIEW OF MEETING PROCEDURES

8. PUBLIC HEARINGS

A. Case #AP-16-001: Public hearing on the request of Tom Lustgraaf, to appeal the administrative decision of the Community Development Department that the legal non-conforming use at 1200-7th Avenue, being the North 63.47 feet of Lots 14 and 15, and all of Lot 16, Block 8, McMahon, Cooper and Jefferis Addition, has been abandoned.

B. Case #CU-16-002: Public hearing on the request of Goldie Nielsen, represented by Chad Taylor, for a conditional use permit to allow an existing day care facility in an R-2/Two Family and R-3/Low Density Multi-Family Residential District at 3521 – 11th Avenue, being Lots 5, 6 and 7, Block 34, Brown's Subdivision.

C. Case #CU-16-003: Public hearing on the request of TJM Enterprises, Inc., represented by Michael Brenneman, for a conditional use permit to allow a commercial storage facility in a C-2 Commercial District at 2790 Twin City Drive, being part of Lot 1, Block 1, Twin City Shopping Center Addition, more particularly described as beginning at the northwest corner of Lot 1, Block 1, Twin City Shopping Center Addition thence southeast a distance of 144.9 feet; thence northeast a distance of 172.84 feet; thence north a distance of 160.04 feet; thence southwest a distance of 240.63 feet to the point of beginning.

D. Case #CU-16-004: Public hearing on the request of Matt Fatka, on behalf of Highway Signing Inc., for a conditional use permit to allow a contractor yard in an I-2/General Industrial District on vacant property located East of 3346 16th Avenue and North of 3220 Nebraska Avenue, being part of the SW1/4 SW1/4 of Section 34-75-44 described as beginning at a point 365.44 feet East and 40 feet North of the SW Corner of said SW1/4 SW1/4; thence North 696 feet, East 363 feet, South 354.4 feet, West 10 feet, South 350 feet and West 353 feet to the Point of Beginning.

9. OTHER BUSINESS

A. Items of interest

10. ADJOURNMENT

NOTE: If you have any comments or questions regarding this agenda, or if you are unable to attend this meeting, please contact the Community Development Department at 328-4630.